NO 25,972 EQUITY
EXHIBIT-MORTGAGE
FILED Dec. 1,1975

Recorded June 12, 1968 at 3:47 F.M.

This Murthune, made this

6th

day of JUNE

in the year one thousand nine hundred and sixty-eight, between ROUTE 340 JOINT VENTURE, INC., a body corporate of the State of Maryland, Mortgagor; and ALFRED S. FRIED and TINA S. FRIED, his wife, of Washington, D. C., ROBERT R. LEVICK, unmarried, of Bethesda, Maryland and FRANK W. DICKERSON and MARY C. DICKERSON, his wife Guarantors of Kensington, in the State of Maryland, Mortgagor and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BALTIMORE, a body corporate, duly incorporated, Mortgagee.

Whereas the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BALTI-MORE has this day loaned to

ROUTE 340 JOINT VENTURE, INC., a body corporate

the sum of NINETY NINE THOUSAND FOUR HUNDRED and 00/100 (\$99,400.00)----- DOLLARS, (being part of the purchase money for the property hereinafter described), which said sum the said Mortgagor agree to repay in installments with interest thereon from the cate hereof, at the rate of--7.5%----per annum, in the manner following:

By the payment of NINE HUNDRED TWENTY ONE AND 44/100 (\$921.44)----- DOLLARS, plus one-twelfth of the annual taxes, water rents, ground rent, insurance premiums, and other public charges and assessments, on or before the first day of each and every month from the date hereof, until the whole of said principal sum and interest shall be paid, which interest shall be computed by the calendar month.

The said installment payments may be applied by the Mortgage in the following order:

First: To the payment of interest;

Second: To the payment of all taxes, water rent, assessments, or public charges of every nature and description, ground rent, fire, tornado and comprehensive coverage insurance premiums and other charges affecting the hereinafter described premises;

Third: Towards the payment of the aforesaid principal sum.

This mortgage may be paid at any time before maturity by paying the balance of principal, all arrears of interest due thereon, and ninety (90) days' interest in advance, in accordance with the provisions of Section 145.6-12 of the Federal regulations governing prepayments.

And Whereas, this mortgage shall also secure future advances, as provided by Chapter 178 of the Laws of Maryland, passed at the January Session in the year 1955, or any supplement thereto.

Now Therefore, this mortgage witnesseth, that in consideration of the premises and of One Dollar, the said

ROUTE 340 JOINT VENTURE, INC.

do grant unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BALTIMORE, its successors and assigns, all that lot , piece , or parcel of ground situate and lying in Frederick County , State of Maryland, and described as follows:

BEGINNING for the same at the southern most corner of the lot retained by George D. Specht, said corner being marked by an iron tee bar with Registered Land Surveyor's Cap No. 2046 previously set by D. K. Sutcliffe & Associates and hereinafter referred to as a standard marker, said corner being also on the north boundary of U.S. 340 and running thence with the North boundary of U.S. 340 (1) South 51 degrees 56 minutes 55 seconds west 762.78 feet to a standard marker, thence leaving said U. S. 340 and running with the original outlines of said land 5 courses and distances (2) North 40 degrees 14 minutes 40 seconds West 455.35 feet to a standard marker thence, (3) North 50 degrees 44 minutes 10 seconds West 1,683.51 feet to a standard marker thence (4) North 49 degrees 54 minutes 15 seconds East 135.72 feet to a standard marker thence, (5) North 26 degrees 29 minutes 40 seconds East 212.46 feet to an eighteen inch locust tree thence, (6) North 19 degrees 08 minutes 50 seconds East 247.52 feet to the point of beginning of the deed by George D. Specht and Mary C. Specht to Ballenger Creek Associates recorded in Liber 736, folio 655, said point being also the beginning of seven lines of agreement between George D. Specht and wife and Claude Hargett, et al, and running thence with the seven lines of agreement as now found, (7) North 20 degrees 32 minutes 10 seconds East 227.51 feet to a standard marker thence, (8) South 78 degrees 07 minutes 40 seconds East 759.03 feet to a standard marker thence, (9) South 2 degrees 03 minutes 20 seconds East 15.06 feet to a standard marker thence (10) North 78 degrees 56 minutes 25 seconds East 538.65 feet to a standard marker thence (11) North 1 degree 31 minutes 30 seconds East 306.62 feet to a standard marker thence, .